



County of Los Angeles
CHIEF ADMINISTRATIVE OFFICE

713 KENNETH HAHN HALL OF ADMINISTRATION • LOS ANGELES, CALIFORNIA 90012
(213) 974-1101
<http://cao.co.la.ca.us>

DAVID E. JANSSEN
Chief Administrative Officer

Board of Supervisors
GLORIA MOLINA
First District

YVONNE BRATHWAITE BURKE
Second District

ZEV YAROSLAVSKY
Third District

DON KNABE
Fourth District

MICHAEL D. ANTONOVICH
Fifth District

November 25, 2003

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors:

**GRANT OF EASEMENT TO CYPRESS FOOD VENTURES, INC.
1326 WEST IMPERIAL HIGHWAY, LOS ANGELES
(SECOND DISTRICT) (3 VOTES)**

IT IS RECOMMENDED THAT YOUR BOARD:

1. Find that the proposed conveyance of an easement is exempt from the California Environmental Quality Act (CEQA).
2. Approve the grant of an easement to Cypress Food Ventures, Inc., over a portion of the subject property for ingress and egress and instruct the Chair to execute the attached Easement Deed.
3. Authorize the Auditor-Controller to deposit the sum of \$38,000, received as consideration for the granting of the easement, in the Asset Development Implementation Fund.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The purpose of the recommended action is to grant an easement over the subject property to the adjoining owner Cypress Food Ventures, Inc. (CFVI) for ingress and egress.

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The subject property is a large County holding consisting of 14.82 acres acquired in January 31, 2002, by the exercise of an option to purchase contained in a lease agreement. The Department of Public Social Services presently occupies the premises and has been housed there since 1977. In addition, space programming activities are underway at the subject property to determine the feasibility of developing a new Athens Sheriff's Station as a cost effective alternative to the replacement of the Lennox Sheriff's Station. CFVI has recently opened a fast food restaurant known as El Pollo Loco located at 1360 West Imperial Highway, Los Angeles. The restaurant adjoins the southwestern portion of the subject property and is situated at the corner of Imperial Highway and Normandie Avenue. The site of the restaurant can only accommodate vehicle access through Normandie Avenue. CFVI has requested an ingress and egress easement be granted on a non-exclusive basis. This will allow them to be in compliance with their franchise agreement, which requires patrons to have access via a second entrance through Imperial Highway.

IMPLEMENTATION OF STRATEGIC PLAN GOALS

The granting of an easement to provide access to the public is consistent with the County of Los Angeles Strategic Plan Goal of service excellence (Goal 1).

FISCAL IMPACT/FINANCING

The Chief Administrative Office has determined the fair market value of the easement to be \$38,000. This sum has been received from CFVI and will be deposited into the Asset Development Implementation Fund.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The proposed action is authorized by the Government Code Section 25526.7 which allows the conveyance of real property rights that are not required exclusively for County use.

The area of the easement is 3,835 square feet and the term of the easement is for 40 years. It will expire concurrently with CFVI's franchise agreement on July 1, 2043. The ingress and egress access will be on a non-exclusive basis and will not interfere with the County's use of the property.

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ENVIRONMENTAL DOCUMENTATION

The granting of this proposed easement is categorically exempt under Class 1 of the State California Environmental Quality Act guidelines and the revised Environmental Document Reporting Procedures and Guidelines adopted by your Board.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

There will be no impact to the existing services at the County facility located at the subject property or to any future capital projects being considered for the site. The Department of Public Social Services has no objections to the proposed easement.

CONCLUSION

It is requested that the Executive Officer, Board of Supervisors, return an executed Easement Deed, two certified copies of the Minute Order, and the adopted stamped Board letter to the CAO Real Estate Division at 222 South Hill Street, 3rd Floor, Los Angeles, CA 90012 for further processing.

Respectfully submitted,

DAVID E. JANSSEN
Chief Administrative Officer

DEJ:CWW
CB:AA:cc

Attachment
c: Auditor-Controller
Assessor
County Counsel
Public Social Services

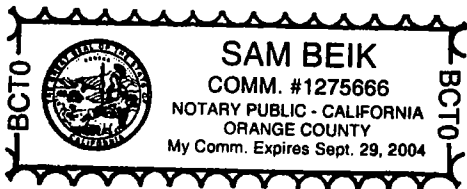
ALL-PURPOSE ACKNOWLEDGMENT

State of California
County of Orange

} SS.

On 9-3-03 before me, SAM BEIK
(DATE) (NOTARY)
personally appeared CLIFTON SHIGAKI
SIGNER(S)

☐ personally known to me - OR - ☒ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(ies), and that by his/~~her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.


NOTARY'S SIGNATURE

RECORDING REQUESTED BY:

WHEN RECORDED MAIL TO:

NAME _____

STREET _____

CITY _____

Space Above This Line for Recorder's Use

EASEMENT DEED



For a valuable consideration, receipt of which is hereby acknowledged, the **COUNTY OF LOS ANGELES**, a body corporate and politic, does hereby grant to **CYPRESS FOOD VENTURES, INC.**, hereinafter referred to as "Grantee", a non-exclusive easement with rights of ingress and egress in, on, over and across the real property in the Unincorporated Territory of the County of Los Angeles, State of California, described in Exhibit "A" and shown and delineated in Exhibit "B" which are attached hereto and by this reference made a part thereof.

Subject to all matters of record and to the following reservations and conditions which Grantee by the acceptance of this Easement document agrees to keep and perform viz:

1. The easement herein granted is effective upon execution of the Easement document by the County of Los Angeles and shall terminate on July 1, 2043.
2. County reserves the right to use said land for any all purposes consistent with enjoyment of the easement herein granted.
3. Grantee agrees that it will indemnify and save harmless County, its officer, agents and/or employees from any and all liability, loss or damage to which County, its officer, agents and/or employees may be subjected as the result of any act or omission by Grantee, its agents or employees, arising out of the exercise by Grantee, or its officers, Agents or employees.
4. The provisions and conditions contained in this Easement document shall be binding upon Grantee, its successors and assigns.

IN WITNESS WHEREOF, Grantee has accepted this interest conveyed and caused it to be duly executed and County of Los Angeles by order of its Board of Supervisors, has caused this document to be executed on its behalf by the Chairman of said Board and attested by the Clerk on the 3rd day of Sept, 2003.

ACCEPTANCE BY GRANTEE:

By  
President
Title

COUNTY OF LOS ANGELES

By _____
Chair, Board of Supervisors

STATE OF CALIFORNIA))
COUNTY OF LOS ANGELES)) ss.

On January 6, 1987, the Board of Supervisors for the County of Los Angeles and ex officio the governing body of all other special assessment and taxing districts, agencies and authorities for which said Board so acts adopted a resolution pursuant to Section 25103 of the Government Code which authorized the use of facsimile signatures of the Chairperson of the Board on all papers, documents, or instruments requiring said signature.

The undersigned hereby certifies that on this _____ day of _____, 2003, the facsimile signature of _____, Chair of the Board of Supervisors of the County of Los Angeles was affixed hereto as the official execution of this document. The undersigned further certifies that on this date, a copy of the document was delivered to the Chairperson of the Board of Supervisors of the County of Los Angeles.

In witness whereof, I have also hereunto set my hand and affixed my official seal the day and year above written.

VIOLET VARONA-LUKENS, Executive Officer
Board of Supervisors, County of Los Angeles

By _____
Deputy

APPROVED AS TO FORM:

LLOYD W. PELLMAN
County Counsel

By Franklin E. Scott
Deputy

EXHIBIT "A"

**LEGAL DESCRIPTION
EASEMENT FOR ACCESS PURPOSES**

THE LAND DESCRIBED HEREON IS LOCATED IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS THAT PORTION OF LOT 4 OF R. W. POINDEXTER'S SUBDIVISION OF A PART OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 14 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 59 PAGE 82 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF NORMANDIE AVENUE, 80 FEET WIDE, AS DESCRIBED IN THE DEED RECORDED IN BOOK 24067 PAGE 385, OFFICIAL RECORDS OF SAID COUNTY, WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF IMPERIAL HIGHWAY, 100 FEET WIDE; THENCE, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID IMPERIAL HIGHWAY NORTH 89°45'20" EAST 181.41 FEET TO A POINT 48.50 FEET EAST OF THE WESTERLY LINE OF THE EAST 14.87 ACRES OF SAID LOT 4 AND THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION;

THENCE, SOUTH 00° 03'35" EAST PARALLEL TO SAID WESTERLY LINE 125.00 FEET TO A LINE PARALLEL WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF IMPERIAL HIGHWAY;

THENCE, SOUTH 89°45'20" WEST ALONG SAID PARALLEL LINE 48.50 FEET TO SAID WESTERLY LINE OF THE EAST 14.87 ACRES OF SAID LOT 4;

THENCE, NORTH 00°03'35" WEST ALONG SAID WESTERLY LINE 26.00 FEET;

THENCE, NORTH 89°45'20" EAST 22.50 FEET;

THENCE, NORTH 00°03'35" WEST 99.00 FEET TO SAID SOUTHERLY RIGHT-OF-WAY LINE OF IMPERIAL HIGHWAY;

THENCE, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, NORTH 89°45'20" EAST 26.00 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING AN AREA OF APPROXIMATELY 3,835 SQUARE FEET.

EASEMENT IS SUBJECT TO EASEMENTS, COVENANTS, CONDITION, RESTRICTIONS, RESERVATIONS, RIGHTS, RIGHTS-OF-WAY AND OTHER MATTERS OF RECORD, IF ANY.

ALL AS SHOWN ON EXHIBIT B, ATTACHED HERETO AND MADE A PART HEREOF.

Legal Description prepared under the supervision of:

 10/4/02
GLADSTONE D. HILL, P.L.S. 3975

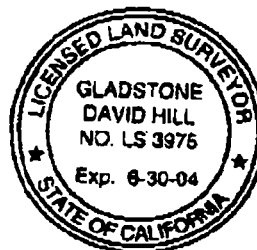
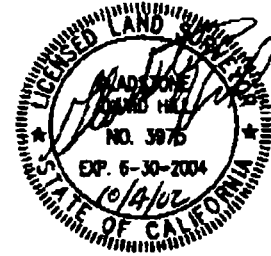
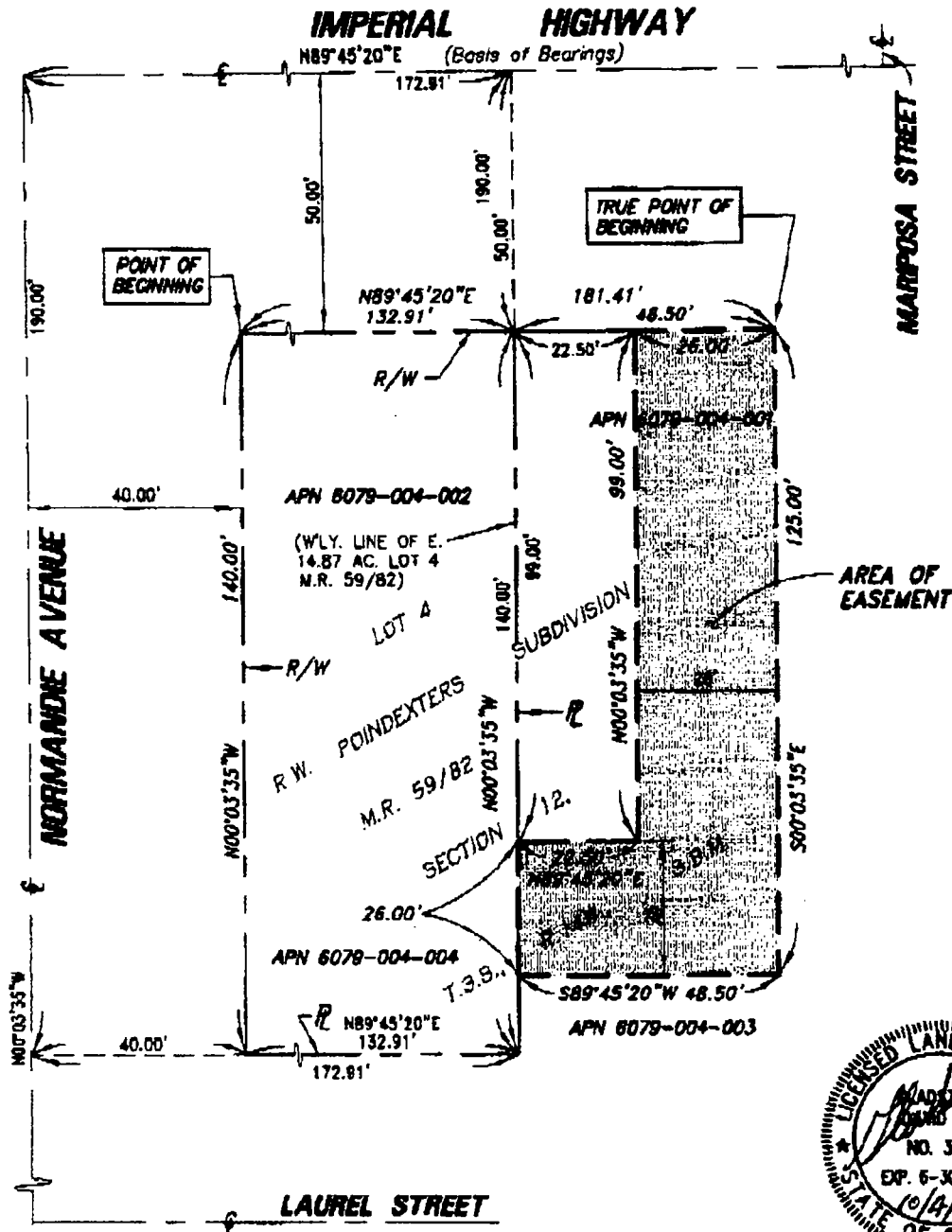


EXHIBIT B

BASIS OF BEARING

THE BEARING NORTH 89° 45' 20" EAST FOR THE CENTERLINE OF IMPERIAL HIGHWAY AS SHOWN ON PARCEL MAP NO. 23965, RECORDED IN MAP BOOK 277, PAGES 35-38, RECORDS OF LOS ANGELES COUNTY, STATE OF CALIFORNIA, WAS USED AS THE BASIS OF BEARINGS FOR THIS EASEMENT.



10/14/2002 10:04:06 AM PLOT 1=30

Prepared by:

Joseph C. Truxon and Associates, Inc.
Civil Engineers and Land Surveyors
205 S. Arroyo Drive, Suite 111, Orange, (714) 825-0293

ACCESS EASEMENT IN THE COUNTY OF LOS ANGELES

DRAWN: TVD

CHKD: GCH

DATE: 10-3-02

DATE: 10-3-02